040.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	591,100 / 591,100
					USE VALUE:	591,100 / 591,100
					ASSESSED:	591,100 / 591,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BOWDOIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RILEY PATRICK JOHN
Owner 2:	DELORI EVELYNE L
Owner 3:	
Street 1:	4 NATHAN PRATT DR
Street 2:	UNIT 301
Twn/City:	CONCORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON STEPHANIE M -
Owner 2:	-
Street 1:	12 BOWDOIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	141,100	6,000	444,000	591,100
Total Card	0.103	141,100	6,000	444,000	591,100
Total Parcel	0.103	141,100	6,000	444,000	591,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.81 | /Parcel: 439.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	26929
GIS Ref	
GIS Ref	
Insp Date	11/08/18

!3313!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,300	6000	4,500.	444,000	732,300	732,300	Year End Roll	12/18/2019
2019	101	FV	226,400	5100	4,500.	471,800	703,300	703,300	Year End Roll	1/3/2019
2018	101	FV	226,400	5100	4,500.	344,100	575,600	575,600	Year End Roll	12/20/2017
2017	101	FV	226,400	5100	4,500.	299,700	531,200	531,200	Year End Roll	1/3/2017
2016	101	FV	226,400	5100	4,500.	255,300	486,800	486,800	Year End	1/4/2016
2015	101	FV	221,000	5100	4,500.	249,800	475,900	475,900	Year End Roll	12/11/2014
2014	101	FV	221,000	5100	4,500.	205,400	431,500	431,500	Year End Roll	12/16/2013
2013	101	FV	221,000	5100	4,500.	195,400	421,500	421,500		12/13/2012

PRINT

Date	Time
12/10/20	18:35:41

LAST REV

Date	Time
12/03/20	13:57:22
danam	
3313	

USER DEFINED

Prior Id # 1:	26929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON STEPHAN	41292-446		10/28/2003		430,000	No	No		
WALSH KATHERINE	30654-434		9/14/1999	Family	90,000	No	No		
	21087-288		4/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1296	Renovate	39,500	C				
8/19/2020	948	Renovate	455,940	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2020	Mail Update	JO	Jenny O
9/28/2020		DGM	D Mann
11/8/2018	MEAS&NOTICE	HS	Hanne S
1/28/2009	Meas/Inspect	294	PATRIOT
4/13/2004	MLS	HC	Helen Chinal
4/11/2000	Inspected	276	PATRIOT
2/29/2000	Measured	263	PATRIOT
8/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:	OB - Observed	50.	%
Override:			%
	Total:	59.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98539203
Adj $ / SQ:	166.285
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346628
Depreciation:	205550
Depreciated Total:	141078

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

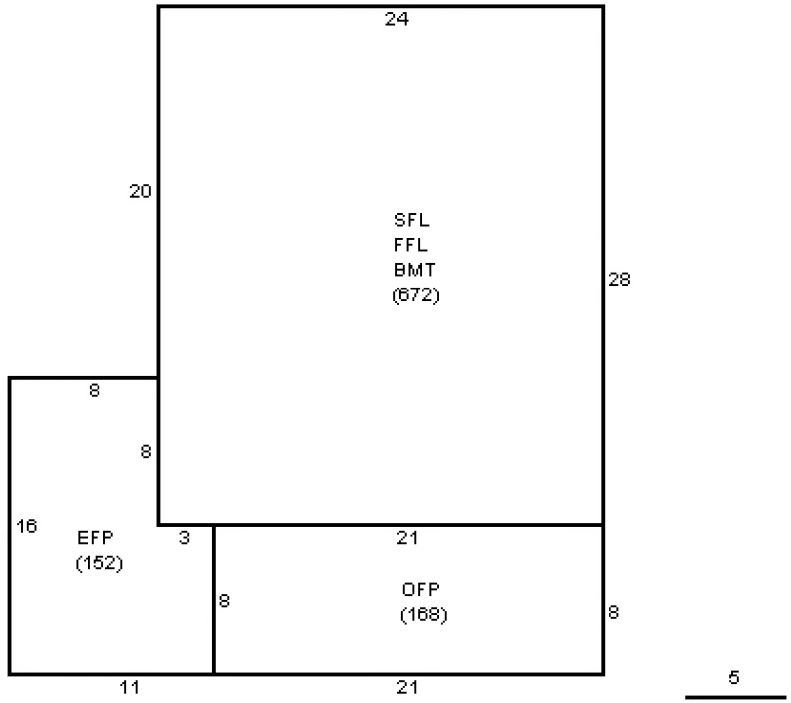
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.28
Special Features:	0	Val/Su Net:	60.40
Final Total:	141100	Val/Su SzAd	104.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	49.890	33,523
FFL	First Floor	672	166.280	111,743
SFL	Second Floor	672	166.280	111,743
OFP	Open Porch	168	25.940	4,357
EFP	Enclos Porch	152	44.480	6,760

Net Sketched Area:	2,336			Total:	268,126
Size Ad	1344	Gross Are	2336	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

040.0-0004-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	14X20	A	AV	2010	3.59	T	7.2	101			900			900

More:	N	Total Yard Items:	6,000	Total Special Featues:	Total: 6,000